

Sec. 1703-5. Riverfront Districts



1703-5.1. Purposes

The general purposes of the riverfront districts are to:

- A.** Promote residential and river-related recreational, commercial and manufacturing activities along the Ohio and Little Miami Rivers.
- B.** Maintain scenic river views from major public thoroughfares.
- C.** Preserve significant natural features of the floodplain environment.
- D.** Protect the special designation of the Little Miami River as a recreational river by the United States Congress and as a scenic river, as established by the Ohio General Assembly.
- E.** Conform to the requirements imposed by Chapter 1109, Floodplain Management, of the Cincinnati Building Code.

1703-5.2. Subdistricts

A. RF-R Riverfront Residential/Recreational District

RF-R is intended to optimize the scenic beauty of the riverfront while mixing residential uses into current public and semi-public land uses and to enhance the stability and revitalization of adjoining neighborhoods.

B. RF-C Riverfront Commercial District

RF-C is intended to provide sites for commercial and manufacturing uses that require river access and to provide a buffer between the high intensity RF-M riverfront industrial and the more mixed-use RF-R areas, while providing needed services for both areas and protecting adjoining residential neighborhoods, public parks and recreation facilities from the effects of more intense commercial and industrial uses.

C. RF-M Riverfront Manufacturing District

RF-M is intended to provide sites for heavy industrial uses that require river access, maintain the economic vitality of the industrial riverfront and minimize any adverse impacts resulting from such activity on residential, park, recreation and commercial recreation facilities.

1703-5.3. RF-R Riverfront Residential/Recreational

A. Purpose

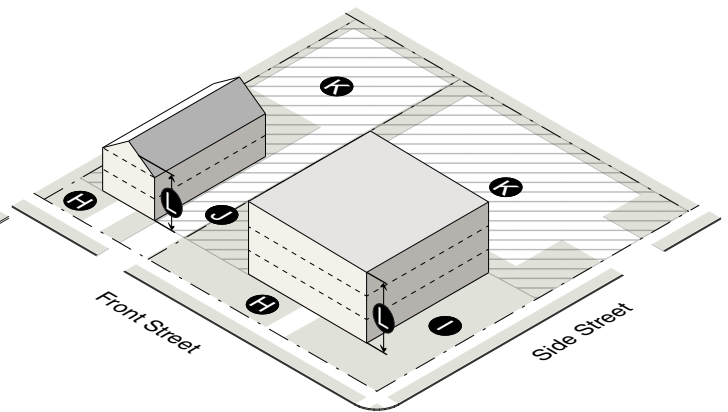
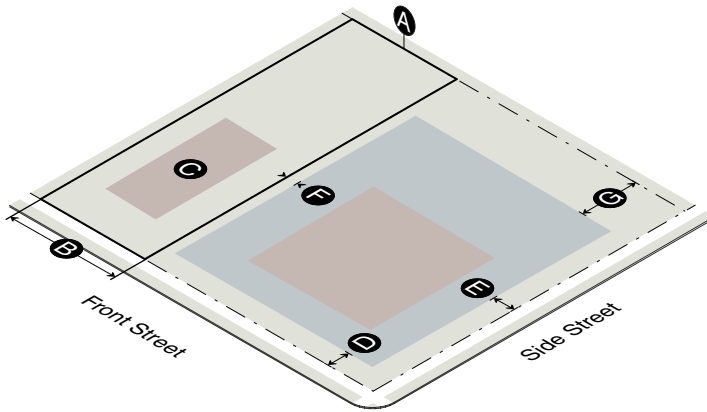
RF-R is intended to optimize the scenic beauty of the riverfront while mixing residential uses into current public and semi-public land uses and to enhance the stability and revitalization of adjoining neighborhoods.



B. General

Allowed-Permitted uses <u>& use standards</u>	Sec. 1703-9
Landscaping and buffering	Sec. 1711-2
Nonconformities	Sec. 1752-7
Parking	Sec. 1711-1
Outdoor storage and display	Sec. 1711-5
Rules of measurement	Sec. 1703-10
Signs	Sec. 1711-3
Site lighting	Sec. 1711-4
Use standards	Sec. 1703-10

1703-5.3. RF-R Riverfront Residential/Recreational



C. Lot

Lot Dimensions		
	A Lot Area	B Lot Width
Rowhouse	2,000 SF min.	0' min.
All other uses	4,000 SF min.	0' min.
Building coverage	80% max.	C

D. Placement

Building and Structure Setbacks		
Front street	10' min.	D
Side street	10' min.	E
Side interior	5' min.	F
Side total	10' min.	
Rear	30' min	G

E. Parking

Location of Parking		
Front yard	Not Permitted	H
Corner yard	Not Permitted	I
Side yard	Permitted	J
Rear yard	Permitted	K

F. Height

Building Height		
All buildings/structures	35' max.	L
Maximum height is measured above base flood elevation		

1703-5.4. RF-C Riverfront Commercial

A. Purpose

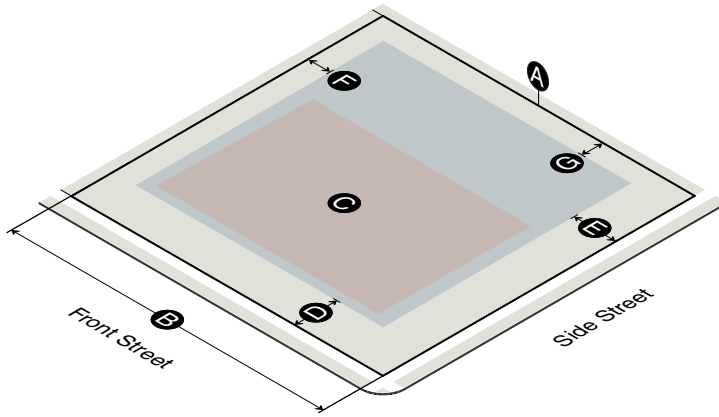
RF-C is intended to provide sites for commercial and manufacturing uses that require river access and to provide a buffer between the high intensity RF-M riverfront industrial and the more mixed-use RF-R areas, while providing needed services for both areas and protecting adjoining residential neighborhoods, public parks and recreation facilities from the effects of more intense commercial and industrial uses.



B. General

Allowed-Permitted uses <u>& use standards</u>	Sec. 1703-9
Landscaping and buffering	Sec. 1711-2
Nonconformities	Sec. 1752-7
Parking	Sec. 1711-1
Outdoor storage and display	Sec. 1711-5
Rules of measurement	Sec. 1703-10
Signs	Sec. 1711-3
Site lighting	Sec. 1711-4
Use standards	Sec. 1703-10

1703-5.4. RF-C Riverfront Commercial

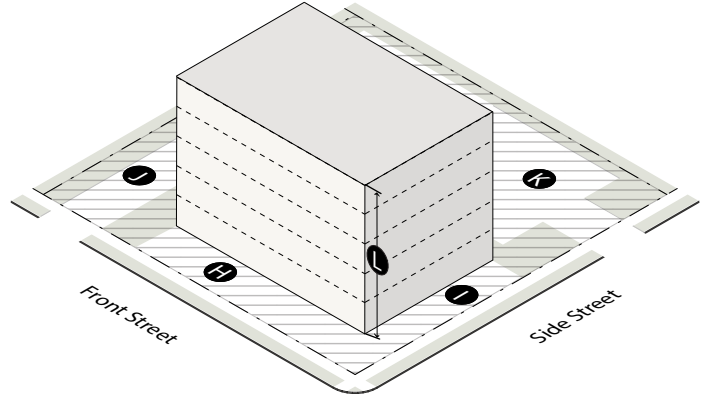


C. Lot

Lot Dimensions		
Lot area	0 SF min.	A
Lot width	0' min.	B
Building coverage	70% max.	C

D. Placement

Building and Structure Setbacks		
Front street	25' min.	D
Side street	25' min.	E
Side interior	10' min.	F
Side total	20' min.	
Rear	10' min.	G



E. Parking

Location of Parking		
Front yard	Permitted	H
Corner yard	Permitted	I
Side yard	Permitted	J
Rear yard	Permitted	K

F. Height

Building Height		
All buildings/structures	100' 50' max.*	L

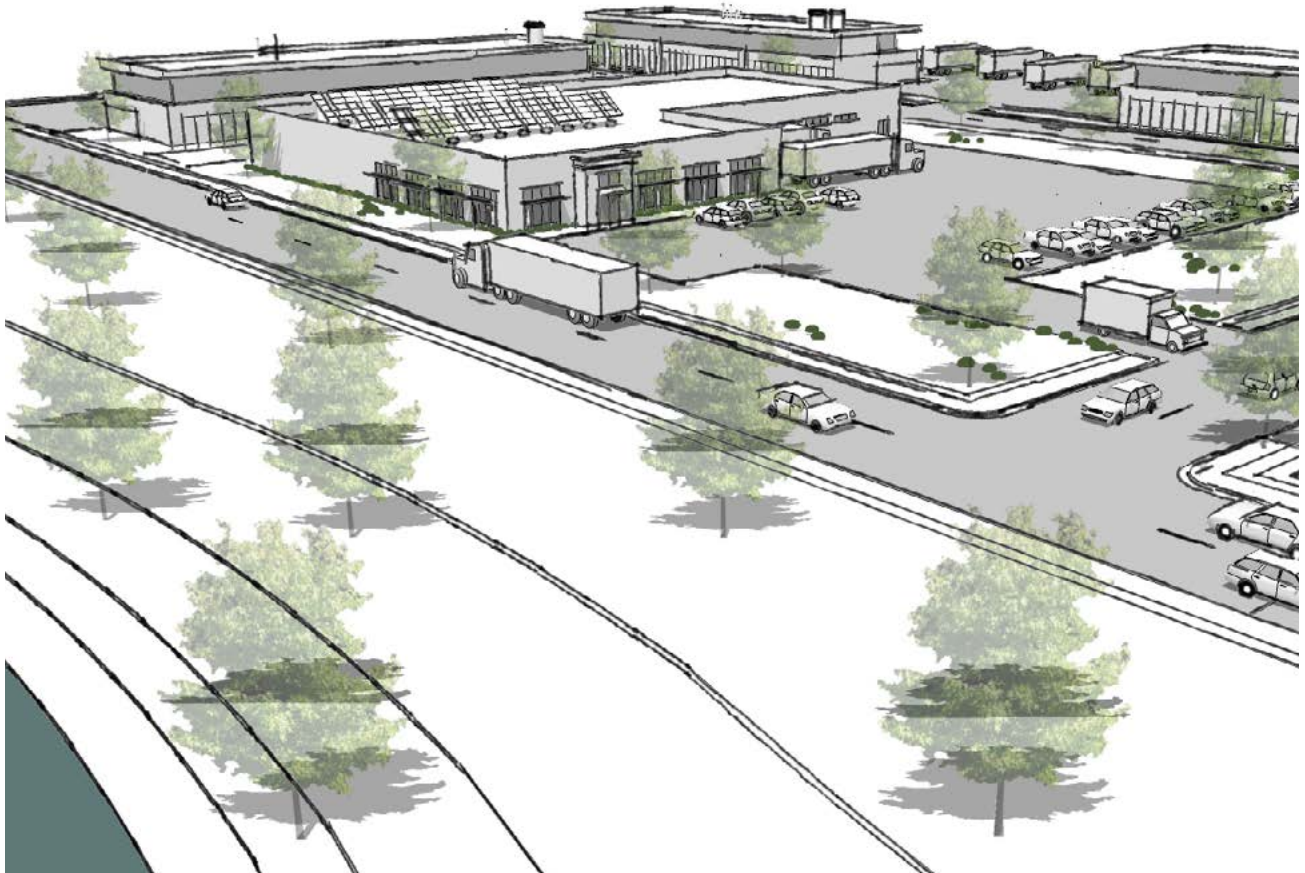
*Buildings higher than 50 feet up to 100 feet require a conditional use.

The maximum height may not exceed 100 feet above the elevation of the Ohio River at the Markland Dam pool stage if within 500 feet of a SF-, RM- or RF-R District except silos. The total width of all silos that exceed that elevation may not exceed 10% of the width of the property. Provided, however, the Director may approve silos having a total width of 30% of the width of the property if the silos do not materially impair significant views of the Ohio River from any U.S. or state highway or other public vantage. The width of silos is measured at the point of maximum width of the part of the silo that extends more than 100 feet above the elevation of the Ohio River at Markland Dam pool stage at the site. Conveyors, elevators, ladders and similar fixtures serving a silo are not included in the measurement of the width of a silo. The width of the property is the maximum width of the property measured along a straight line parallel to a line joining the mid points of the Ohio River at each end of the property.

1703-5.5. RF-M Riverfront Manufacturing

A. Purpose

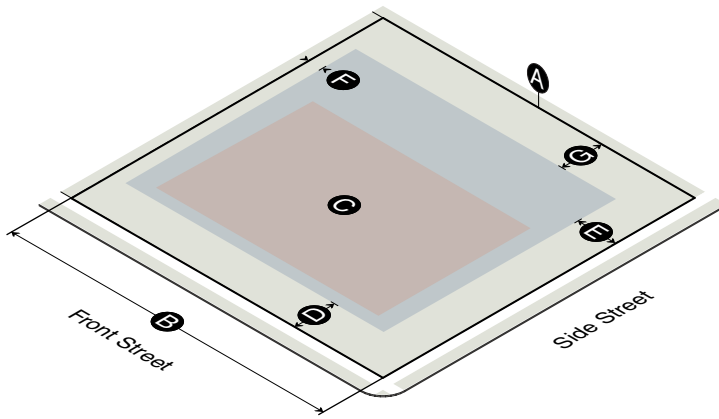
RF-M is intended to provide sites for heavy industrial uses that require river access, maintain the economic vitality of the industrial riverfront and minimize any adverse impacts resulting from such activity on residential, park, recreation and commercial recreation facilities.



B. General

Allowed-Permitted uses <u>& use standards</u>	Sec. 1703-9
Landscaping and buffering	Sec. 1711-2
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Parking	Sec. 1711-1
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1703-5.5. RF-M Riverfront Manufacturing

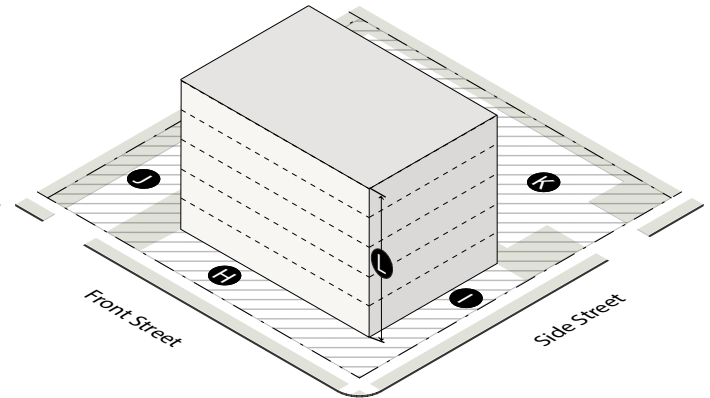


C. Lot

Lot Dimensions		
Lot area	0 SF min.	A
Lot width	0' min.	B
Building coverage	80% max.	C

D. Placement

Building and Structure Setbacks		
Front street	20' min.	D
Side street	20' min.	E
Side interior	5' min.	F
Side total	10' min.	G
Rear	20' min.	A



E. Parking

Location of Parking		
Front yard	Permitted	H
Corner yard	Permitted	I
Side yard	Permitted	J
Rear yard	Permitted	K

F. Height

Building Height		
All buildings/structures	50'*	L

*Buildings higher than 50 feet up to 100 feet require a conditional use.

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G. Ohio River Bank Area

Existing tree cover and vegetation must be preserved between the pool stage of the Ohio River and a line 50 feet inland from and congruent with the Markland Dam pool stage, except where new construction, floodproofing or docking facilities are necessary to achieve compliance with Chapter 1109, Flood Plain Management, of the Cincinnati Building Code, a U.S. Army Corps of Engineers permit, or where modified by the Director ~~of Buildings and Inspections~~ pursuant to §1703-11-2. Landscaping and Buffering.

H. Little Miami Riverfront Area

Within 500 feet of the Little Miami River, a use may be established only if the Director finds in consultation with the Director of Parks and the Director of Recreation that the use:

1. Maintains the natural and free-flowing conditions of the Little Miami River, except where channel modifications are required to mitigate a severe hazard to life or property;
2. Does not aggravate erosion of the river bank;
3. Has no adverse effect on existing wildlife habitation;
4. Conserves significant natural vegetation and tree cover except for damaged or diseased trees in access ways;
5. Protects or enhances the scenic, recreational, geologic, cultural or historic values of the river that led to its designation as a recreational and scenic river; and
6. Does not substantially interfere with the recreational use and enjoyment of the Little Miami River by the public.